

Hills St / Frazer St, Southport

Statement of Landscape Intent

Prepared For:
GCHKP Pty Ltd

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2022/1305/2

Date: 29 April 2024





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Authors	SL, DH, FM, DF,JL
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01

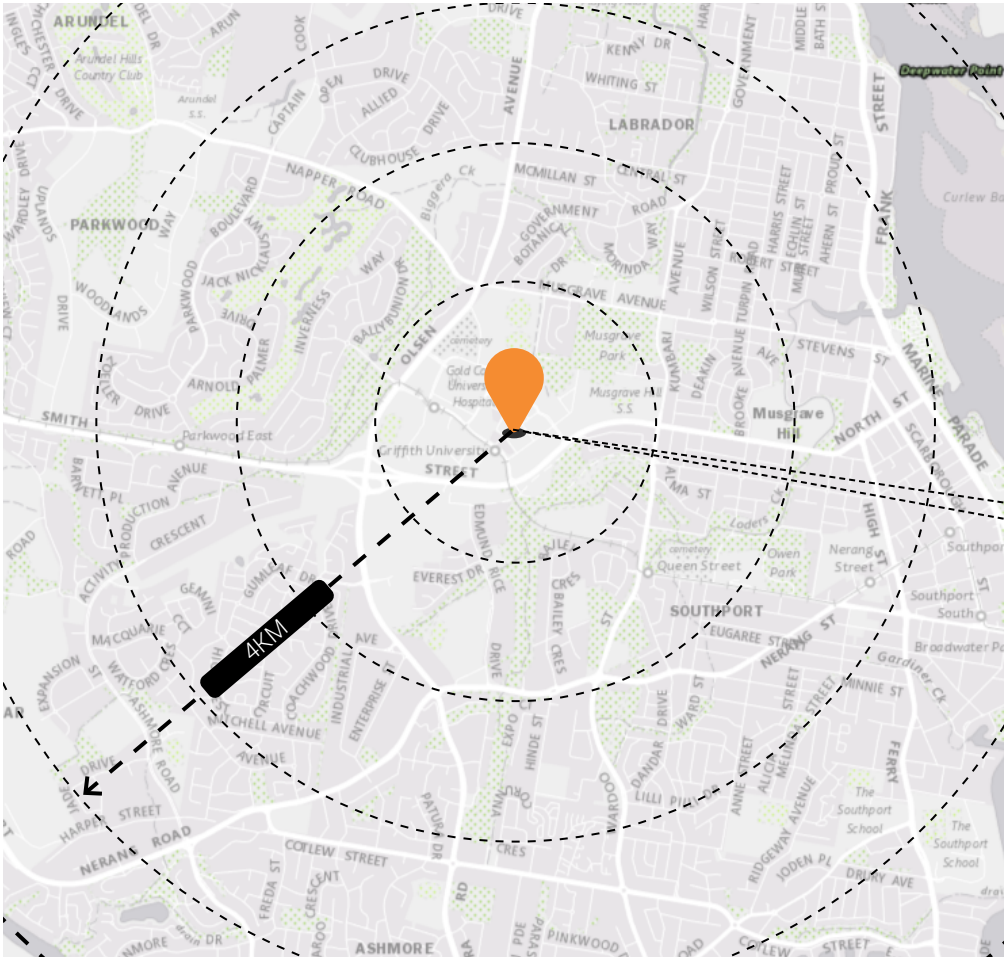
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01 Northfolk Trees located around site



02 Existing Site



03 Existing Site



04 Existing Site



Key Plan

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02

LANDSCAPE DESIGN

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2.1 Statement of Landscape Intent

The landscape design for the Hills St / Frazer St, Southport aims to provide a contemporary design with thoughtful yet understated use of materials and a coastal sub-tropical landscape that compliments the proposed architectural style, enhancing user experience whilst acknowledging the sites location.

Public Private Interface

The proposed treatments to the public / private interface enhance both domains through appropriate provisions of hard landscape treatment, retention of existing public street trees and proposed amenity planting to the private realm / building setback.

The proposed architectural language and existing streetscape informs the landscape design through materiality, colours and finishes. The softscape palette for the private landscape is selected in response to the site's sub-tropical location with contextually appropriate species chosen to provide a variety of roles within the landscape. The Southern building interface will connect to the adjacent Public Open Space (design by others) via the upper Ground Floor Level.

Podium Level

Upper podium Level provides breakout space on the south side of the buildings. Podium Level 4 provides breakout space to both the northern, western & eastern side of the buildings tenancies. Planter boxes with climbing and cascading ground covers have been provided to the edge of the podium, providing a soft edge to the building and amenity planting to these breakout spaces.

The Roof Terrace

The Roof Terrace comprised of podium planters to the podium edge and multiple planter seats to provide a flexible space to accommodate small to large groups and individuals. The roof terrace is north facing to maximise solar orientation with plant species selected accordingly.

Planting Strategy

The selected species are low maintenance, sculptural & visually interesting while complementing the colours, tones & forms of the built form. With the addition of accent planting, climbing and cascading plants, the proposed planting palette consist largely of green foliage with varied texture and foliage to create a calming landscape design. The proposed climbing and cascading ground covers are selected according to the prevailing orientation and climatic factors.

CPTED

All planting compliant with regulatory guidelines such as driver sight lines, vehicular access and CPTED principles.

MAINTENANCE

Podium Planters to be maintained via abseiling with the appropriate anchor points provided during detail design by the architect.

Expected general maintenance: Following completion of Practical Completion to date:

- General plant establishment and care on a nominal 6 month basis,
- Mulch top up on a nominal 6 month basis,
- Irrigation Inspection and adjustments on a nominal 6 month basis
- Fertilisation on a nominal 6 month basis,
- Vine trimming to promote growth and coverage on a nominal 6 month basis,
- Replacement of failed plant stock on a nominal 6 month basis
- Maintenance of softscape shall be by personnel with horticultural training and experience (evidence of qualifications and experience for key personnel shall be provided).



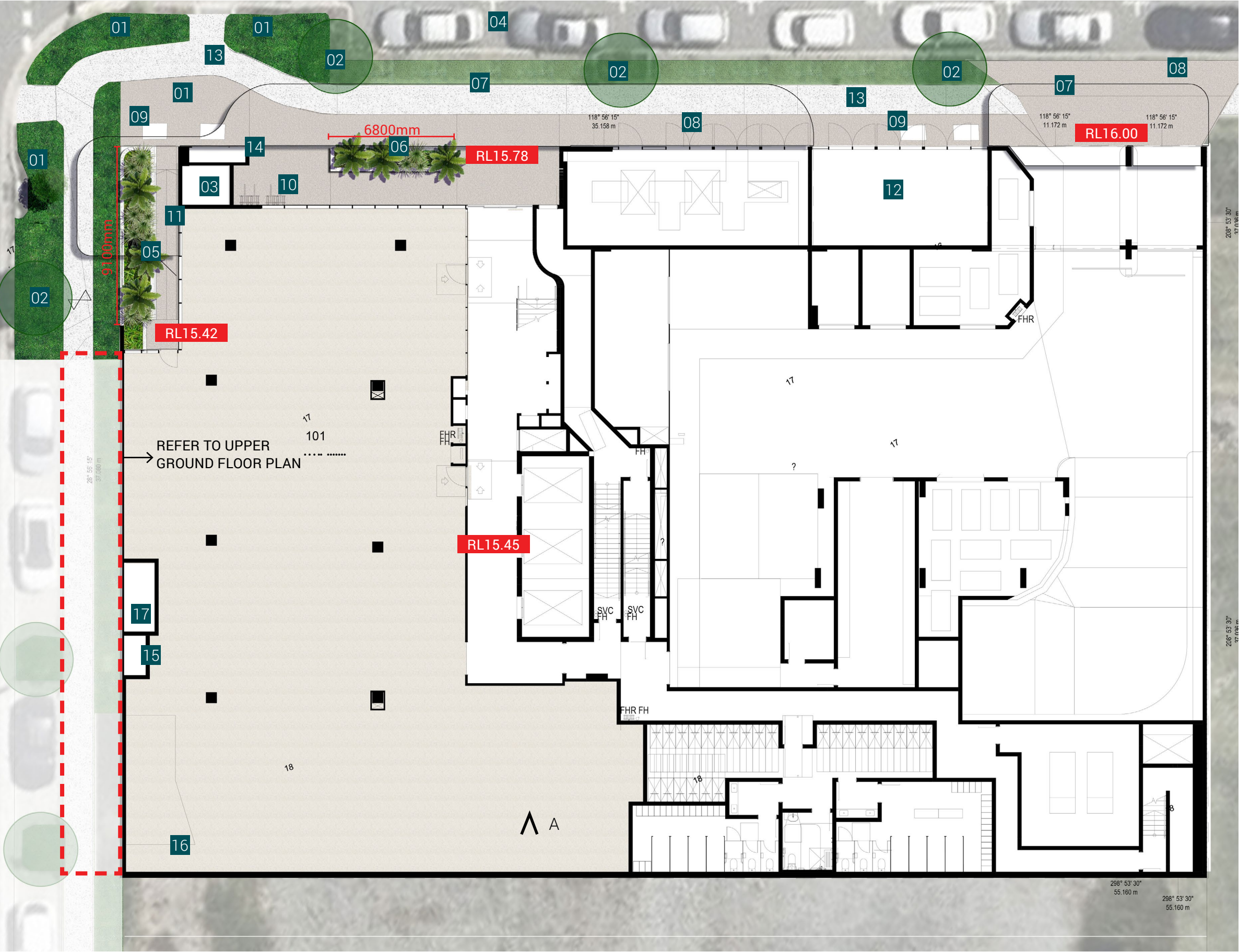
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2.2 Landscape Plan - Level 1 (Lower Ground Floor)



- 01 Existing streetscape planting
- 02 Existing street tree
- 03 Exhaust air duct
- 04 Existing Street Parking
- 05 Podium Planting - Nom. 1000mm internal depth
- 06 Podium Planting - Nom. 750mm internal depth
- 07 Awning Overhead
- 08 Coloured and light exposure concrete finish
- 09 Elec.Manhole
- 10 Bike Parking
- 11 Ramp
- 12 Existing Transformers
- 13 Existing Concrete Footpath
- 14 Fire Hydrant & Sprinkler booster
- 15 Gas Meters
- 16 Stair Above
- 17 Water meter

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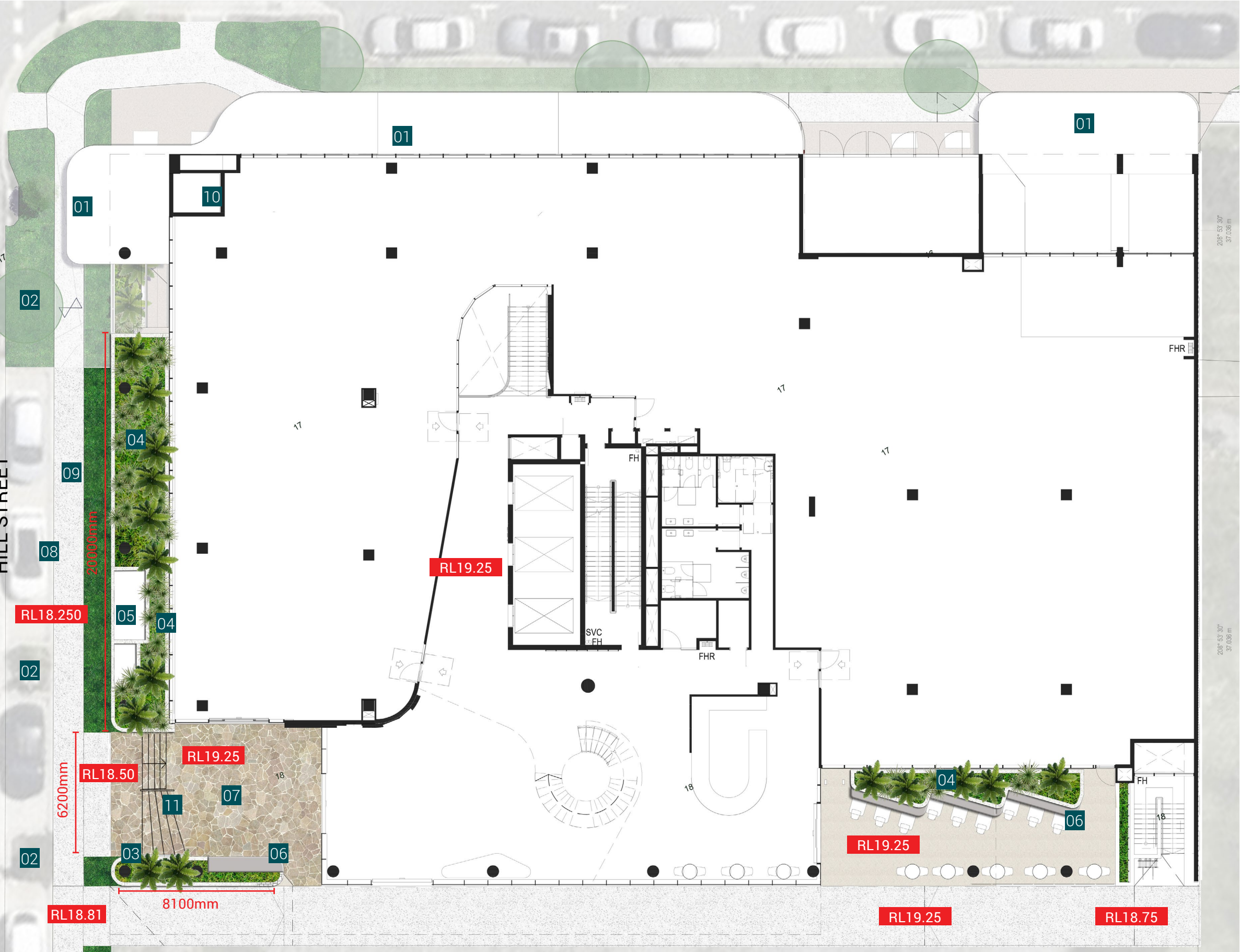
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2.3 Landscape Plan - Level 2 (Upper Ground Floor)



- 01 Architecture Awning
- 02 Existing street tree
- 03 Podium Planting - Nom. 750mm internal depth
- 04 Podium Planting - Nom. 500mm internal depth
- 05 Water meter
- 06 Seating Bench
- 07 Feature Pavement
- 08 Existing Carparking
- 09 Existing Concrete Footpath
- 10 Exhaust Air Duct
- 11 Stair

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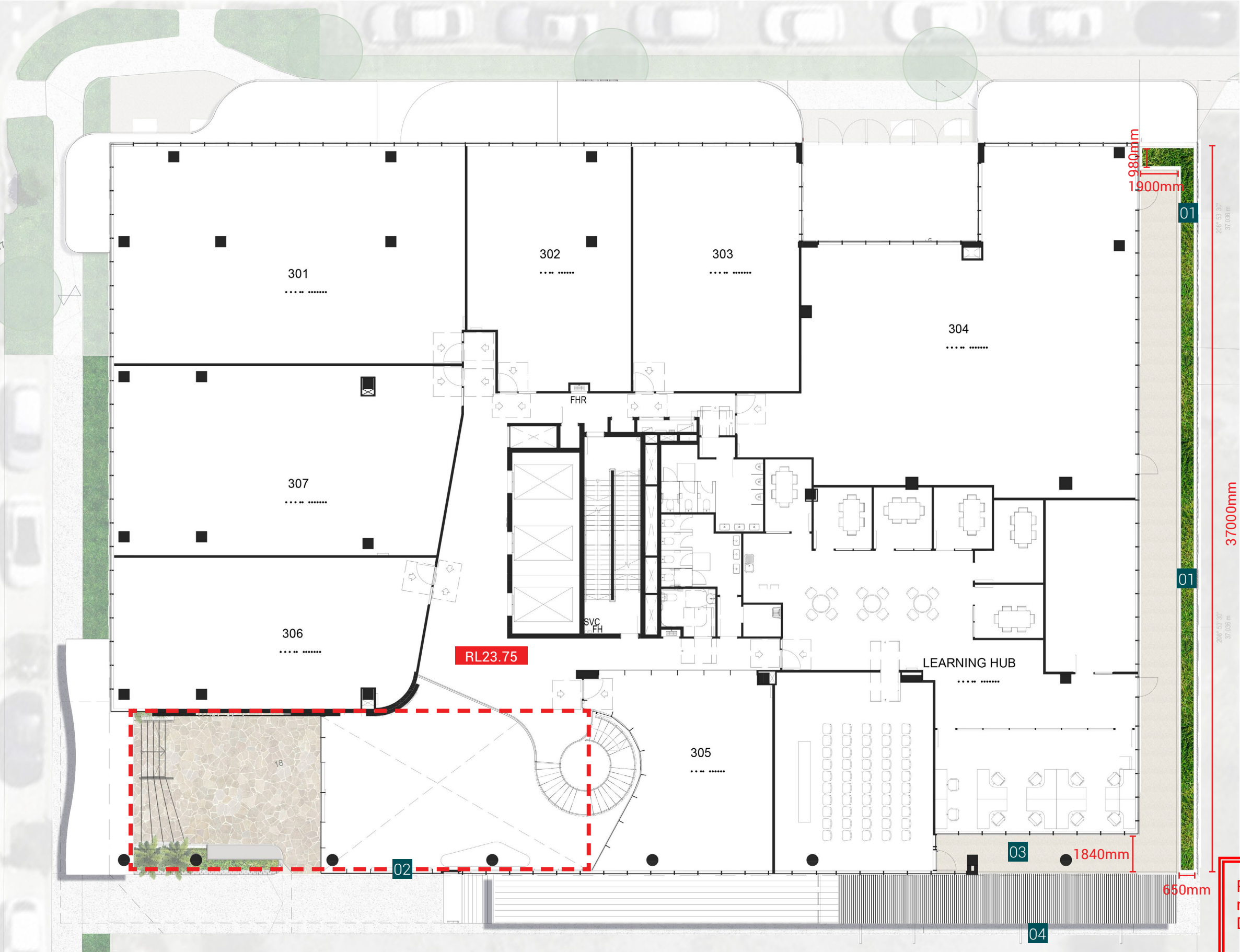
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LANDSCAPE DESIGN

2.4 Landscape Plan - Level 3



- 01 Podium Planting - Nom. 1000mm internal depth
- 02 Void Refer to Level 2 (Upper Ground Floor)
- 03 Terrace
- 04 Pergola

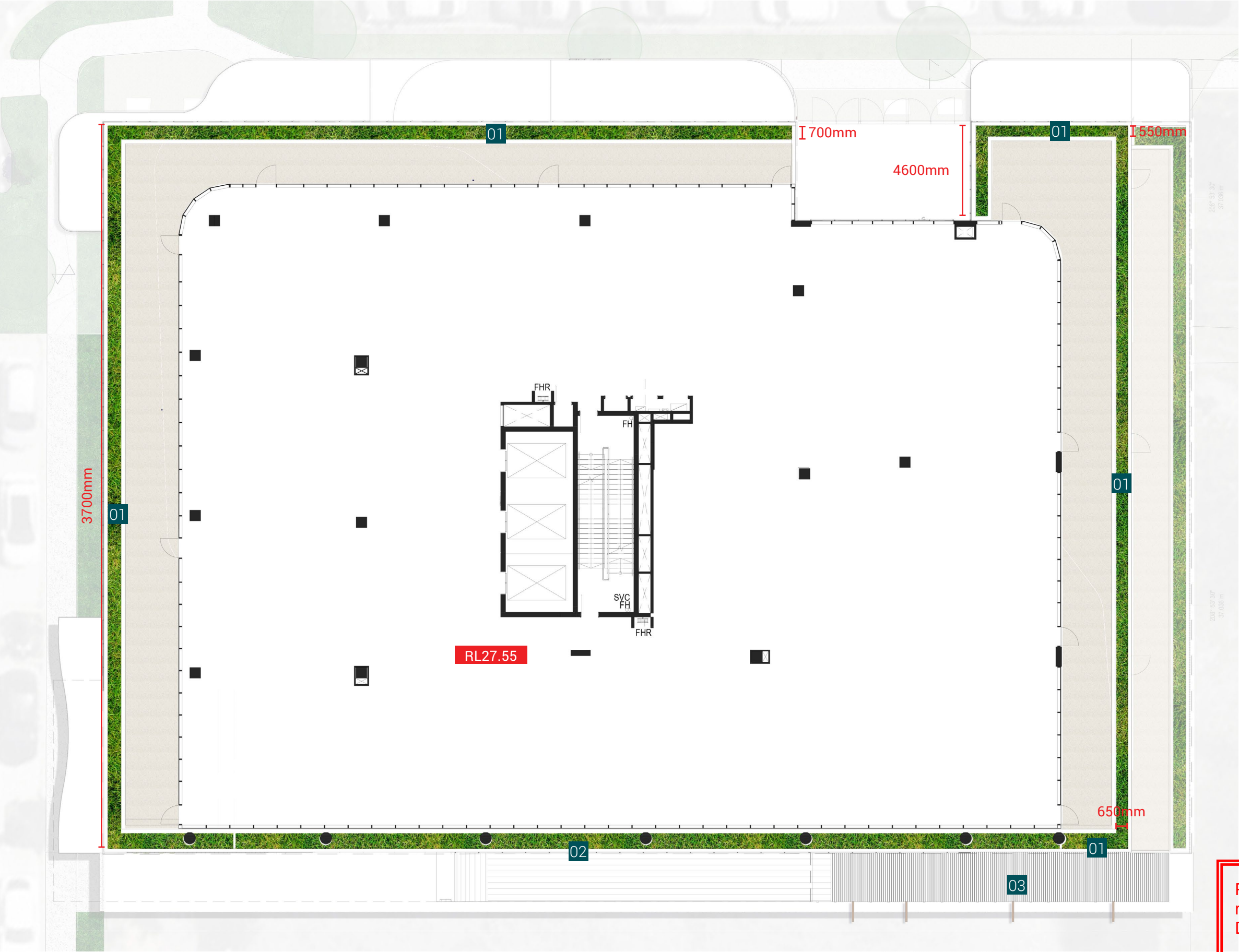


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- 01 Podium Planting - Nom. 1000mm internal depth
- 02 Podium Planting - Nom. 750mm internal depth
- 03 Pergola Below



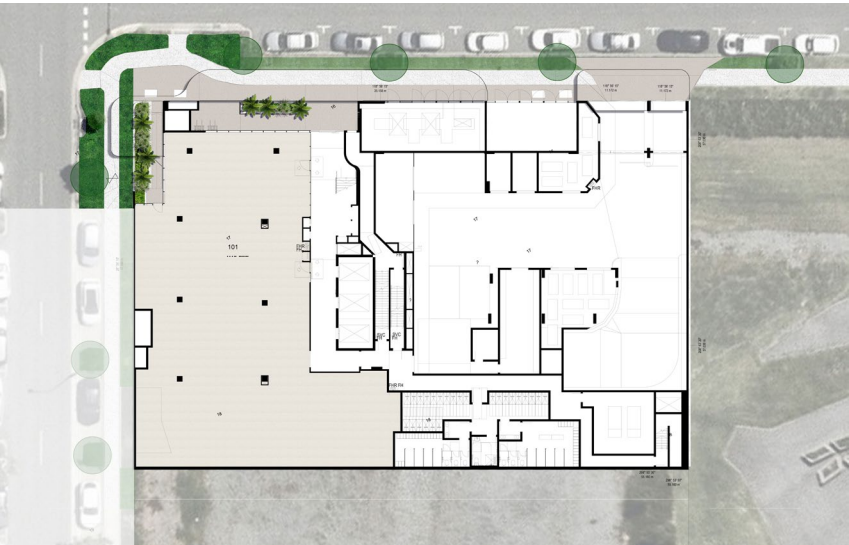
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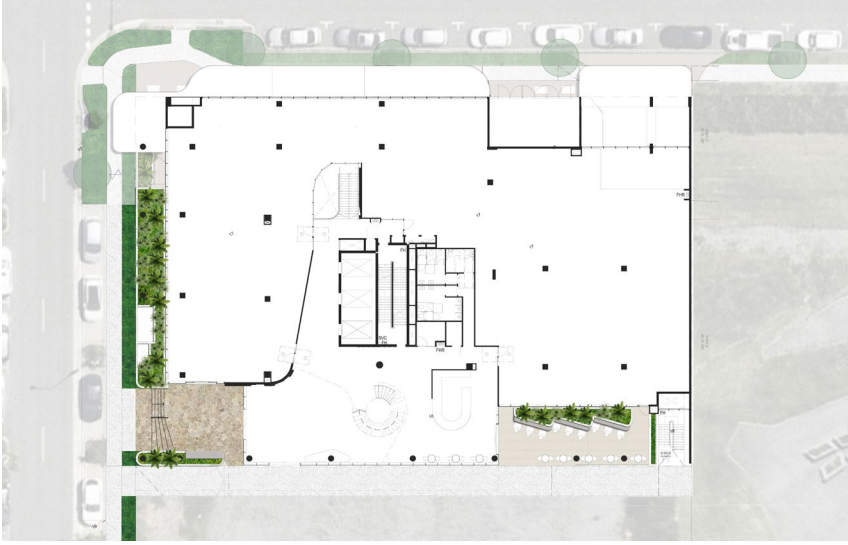
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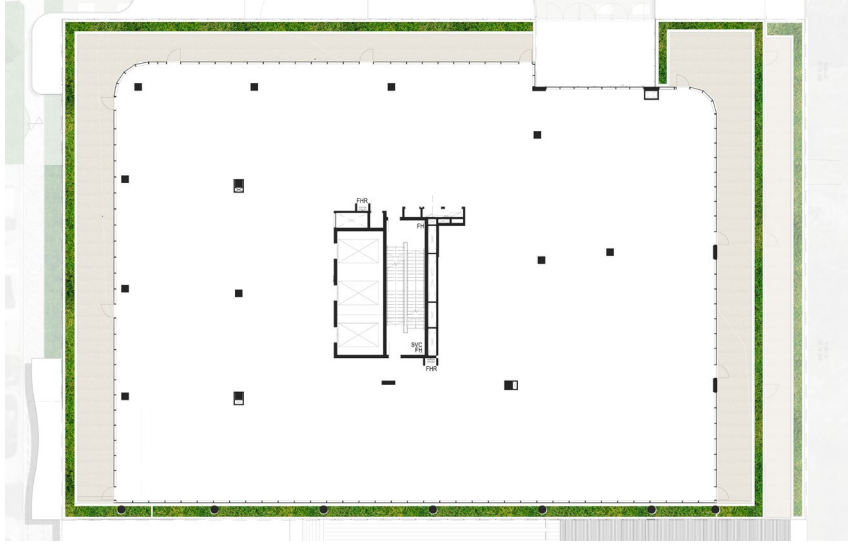
place
design
group.



Key Plan - Level 1 (Lower Ground Floor)



Key Plan - Level 2 (Upper Ground Floor)



Key Plan - Level 4

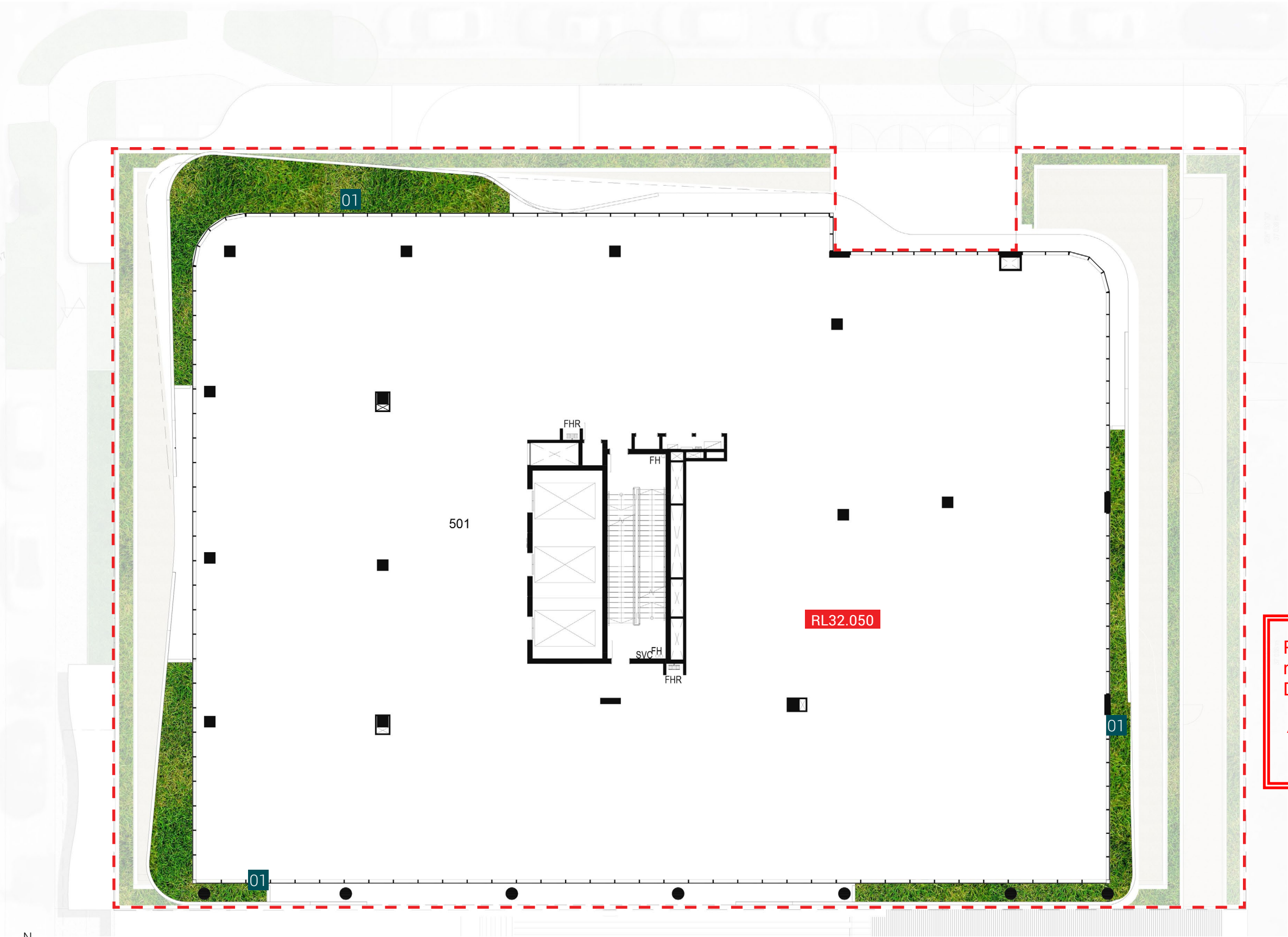


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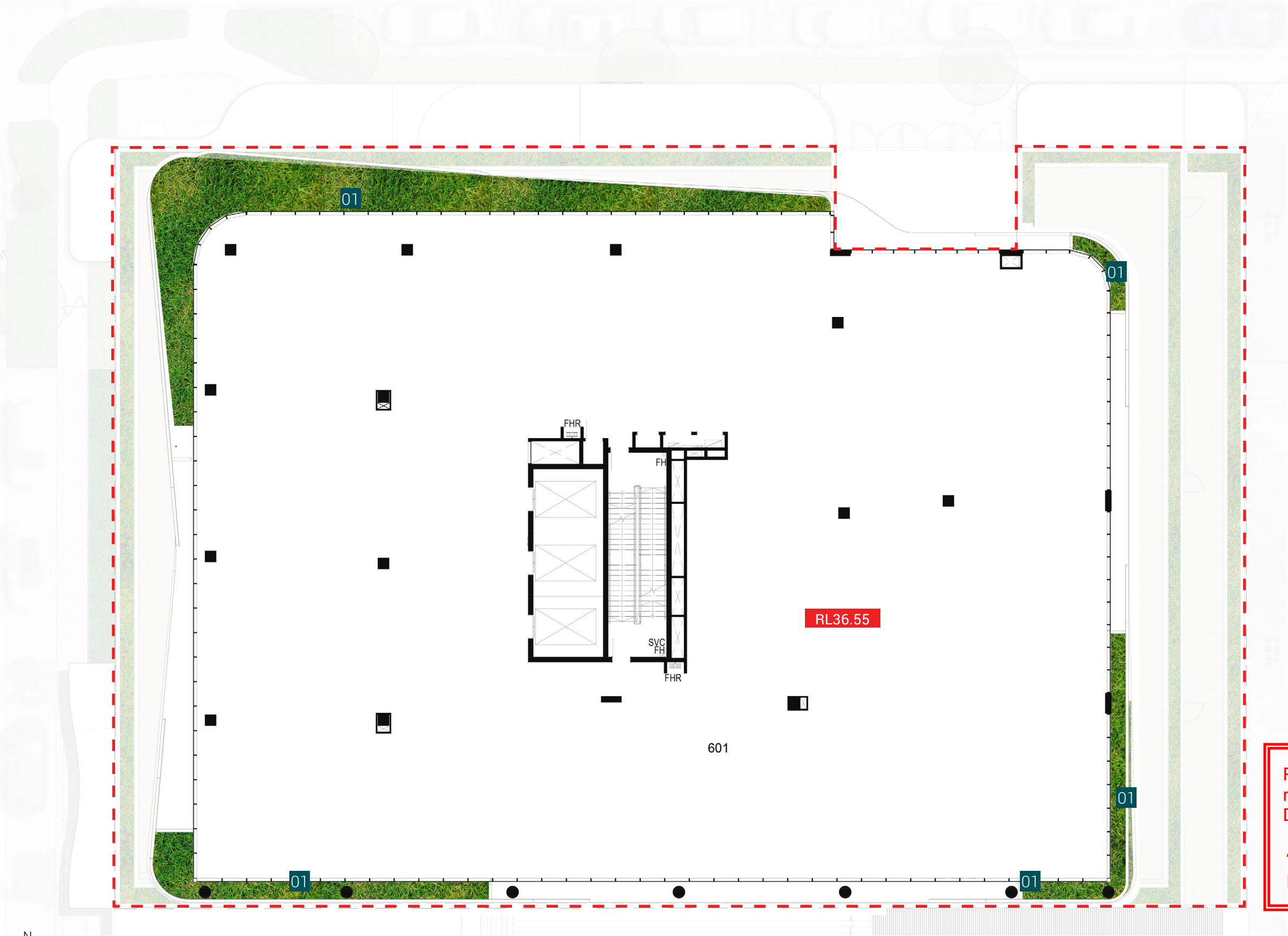
01 Podium Planting - Nom. 450mm internal depth

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01 Podium Planting - Nom. 450mm internal depth



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01 Podium Planting - Nom. 450mm internal depth

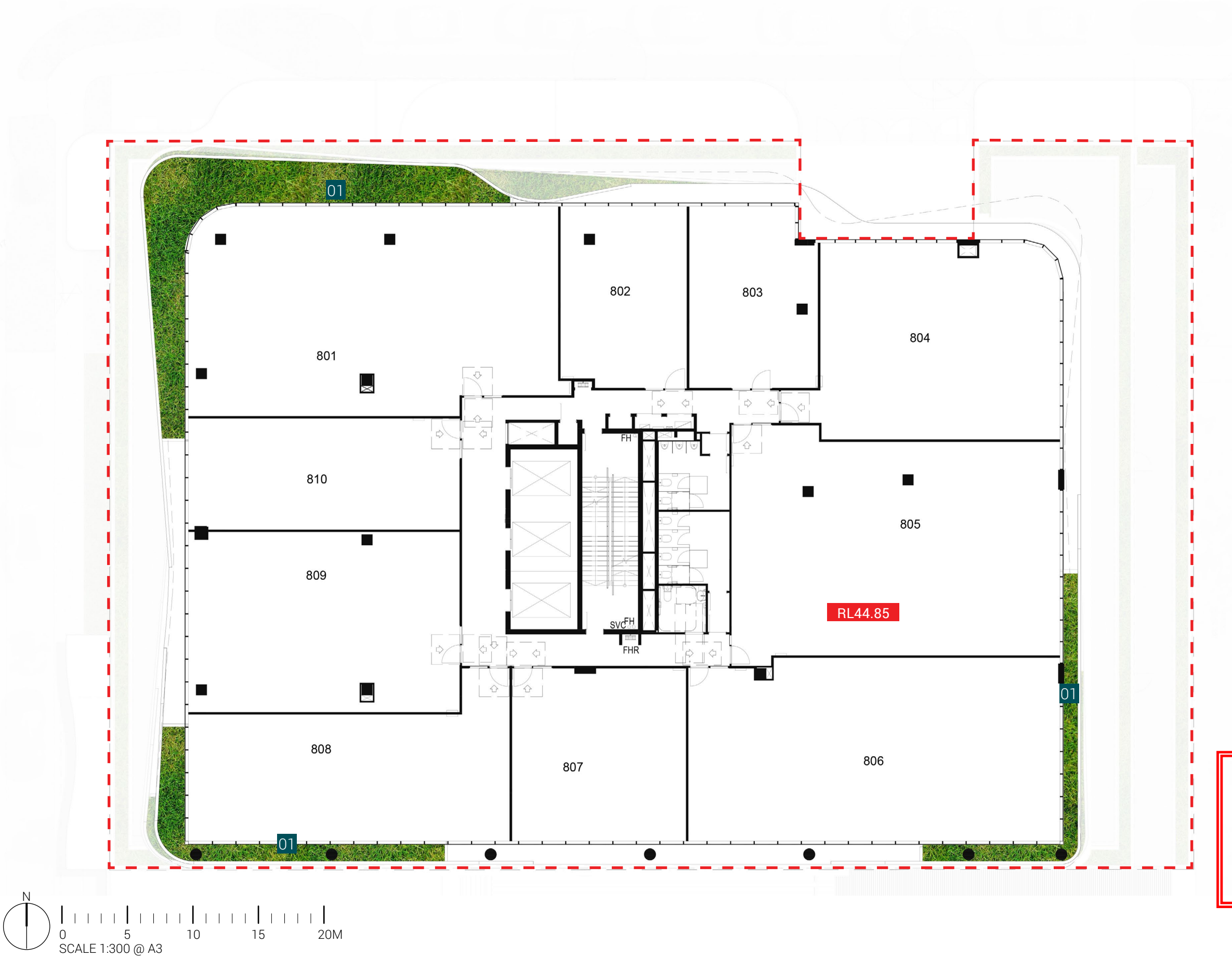


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01 Podium Planting - Nom. 450mm internal depth



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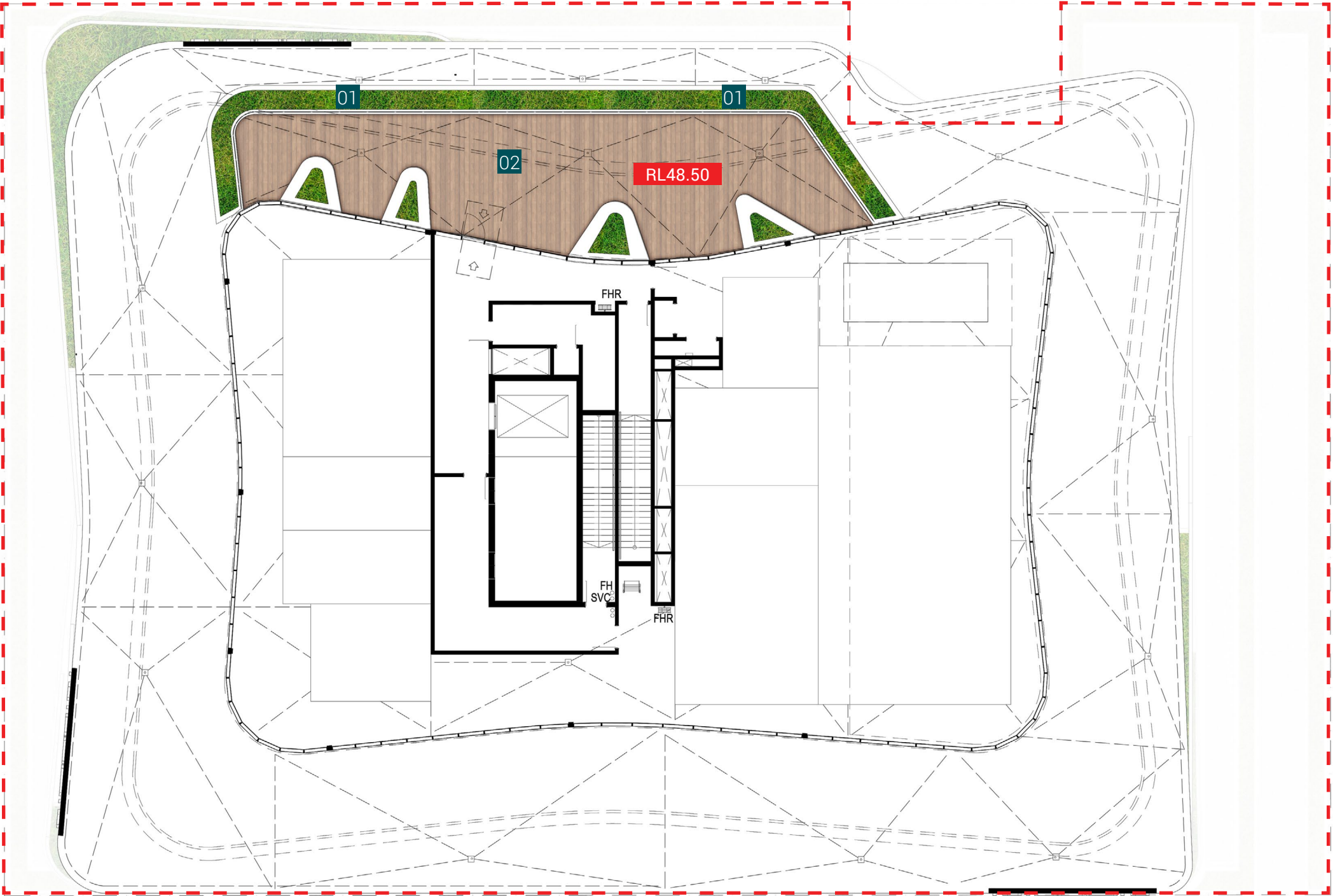
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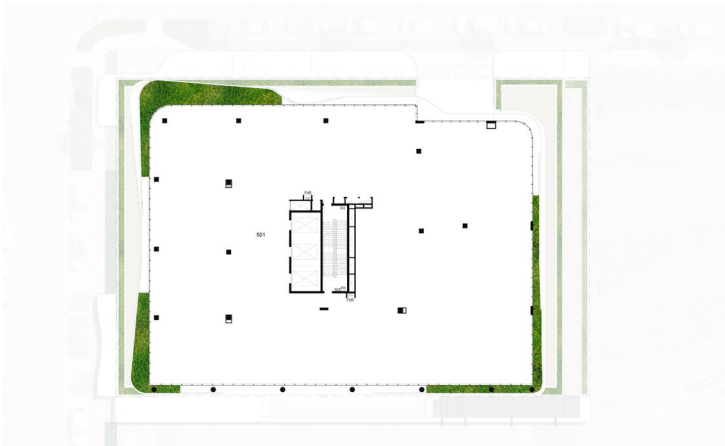
- 01 Podium Planting - Nom. 450mm internal depth
- 02 Terrace



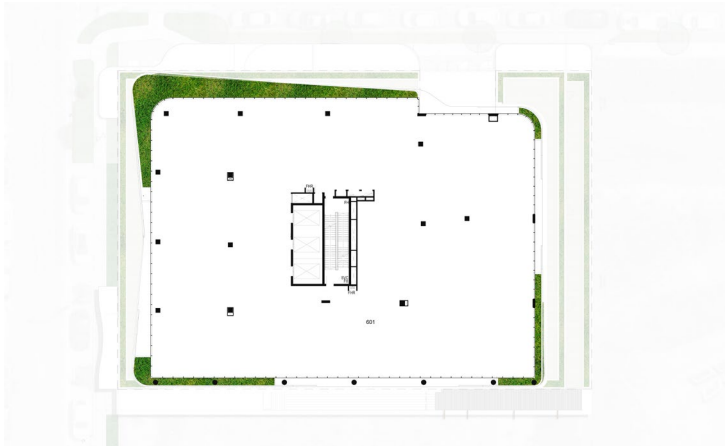
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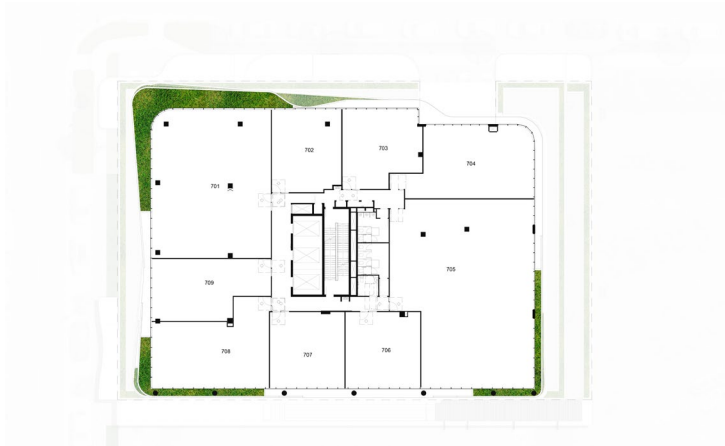




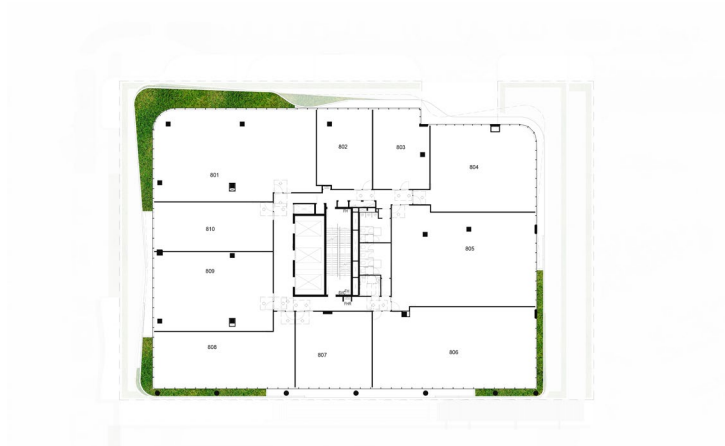
Key Plan - Level 5



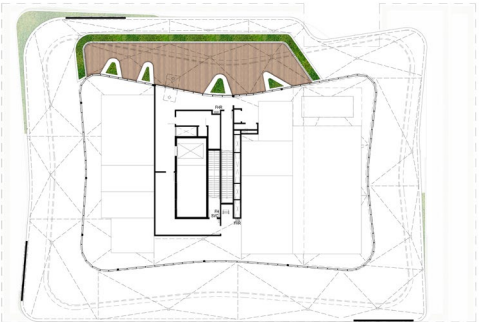
Key Plan - Level 6



Key Plan - Level 7



Key Plan - Level 8



Key Plan - Level 9

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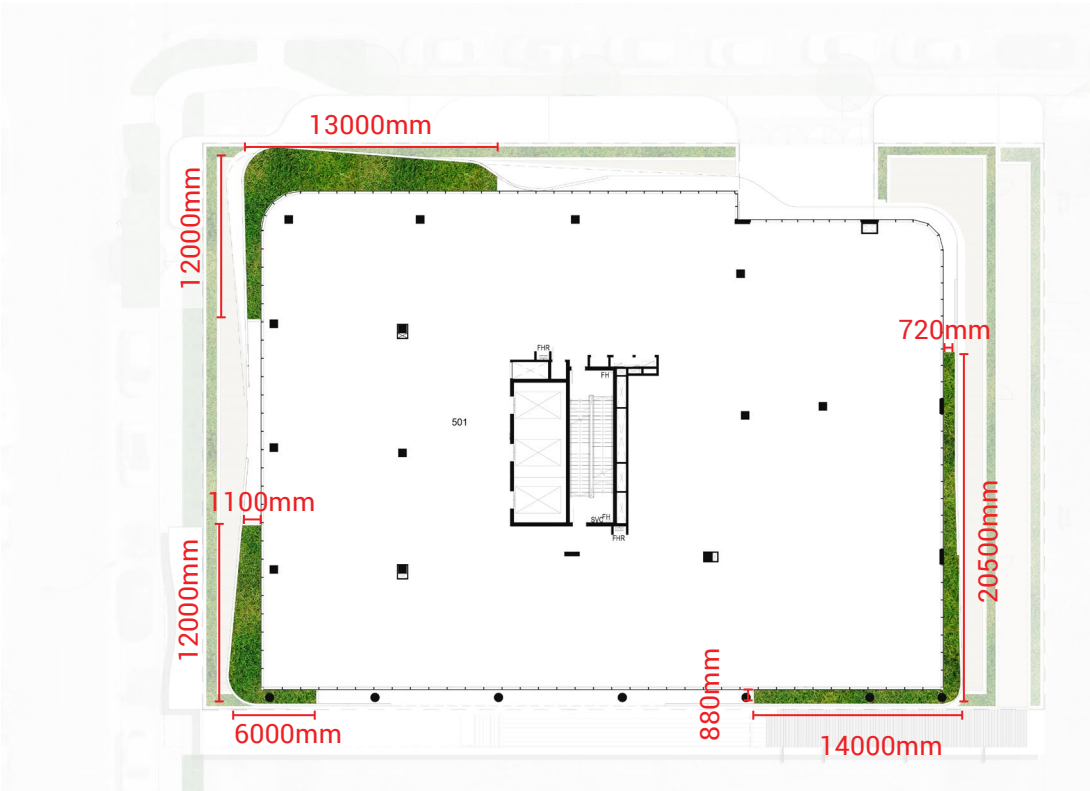


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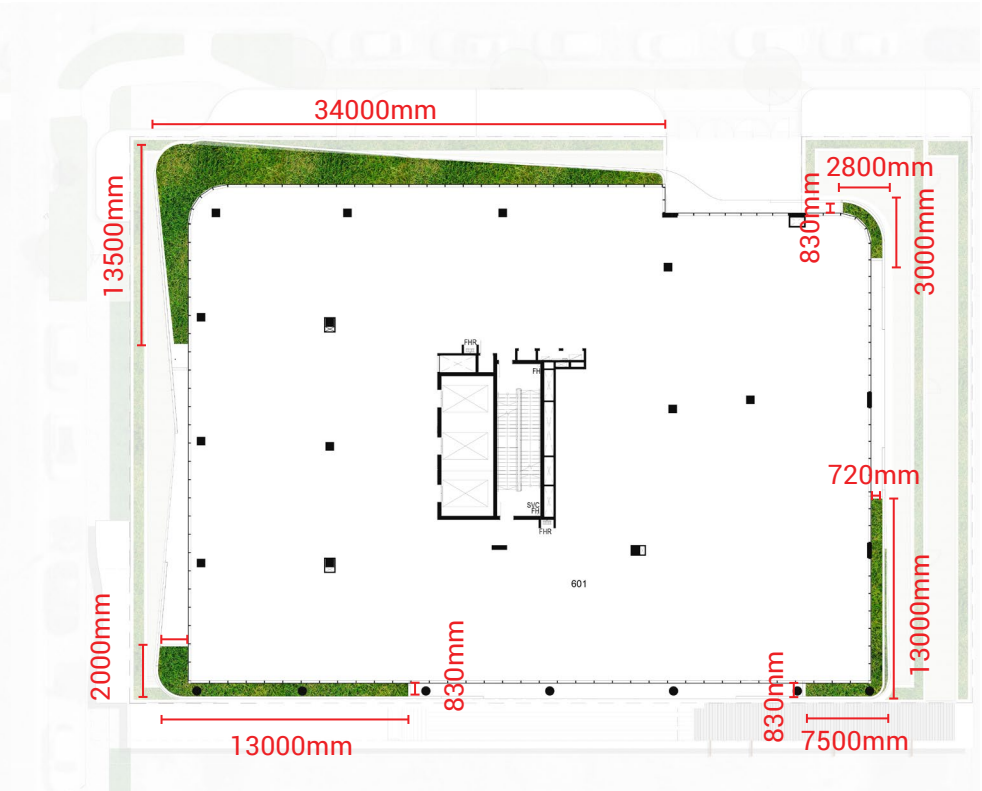
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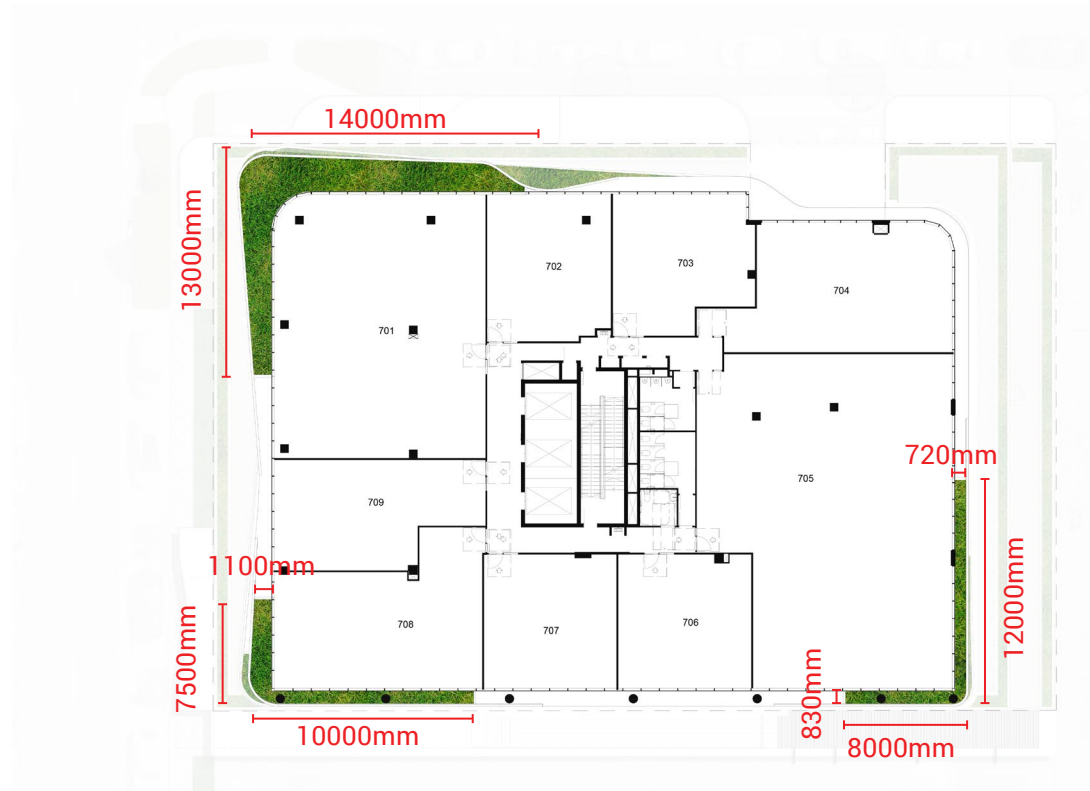
2.15 Landscape Plan - Level 5-9- Podium Planting



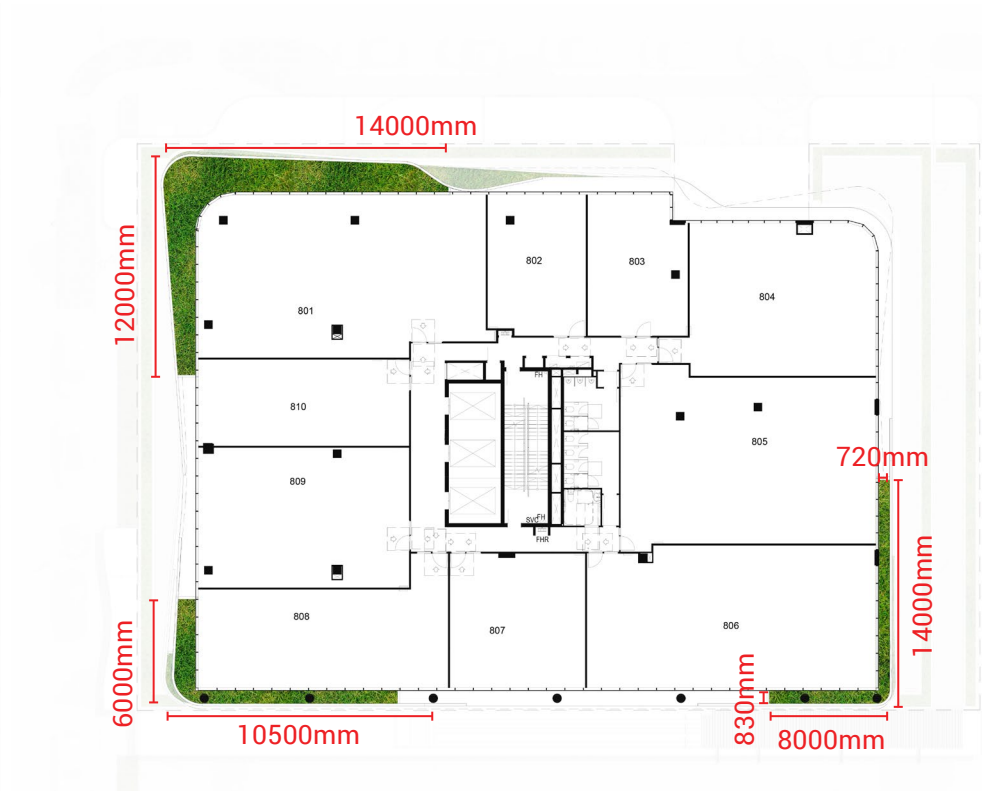
LEVEL 5



LEVEL 6



LEVEL 7

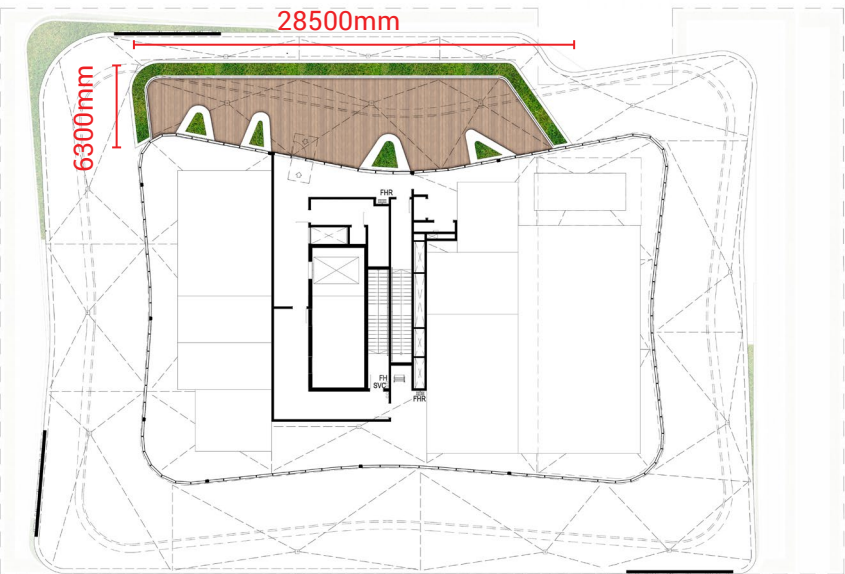


LEVEL 8

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LEVEL 9

2.16 Elevation -West - Climbing / Trailing Plants

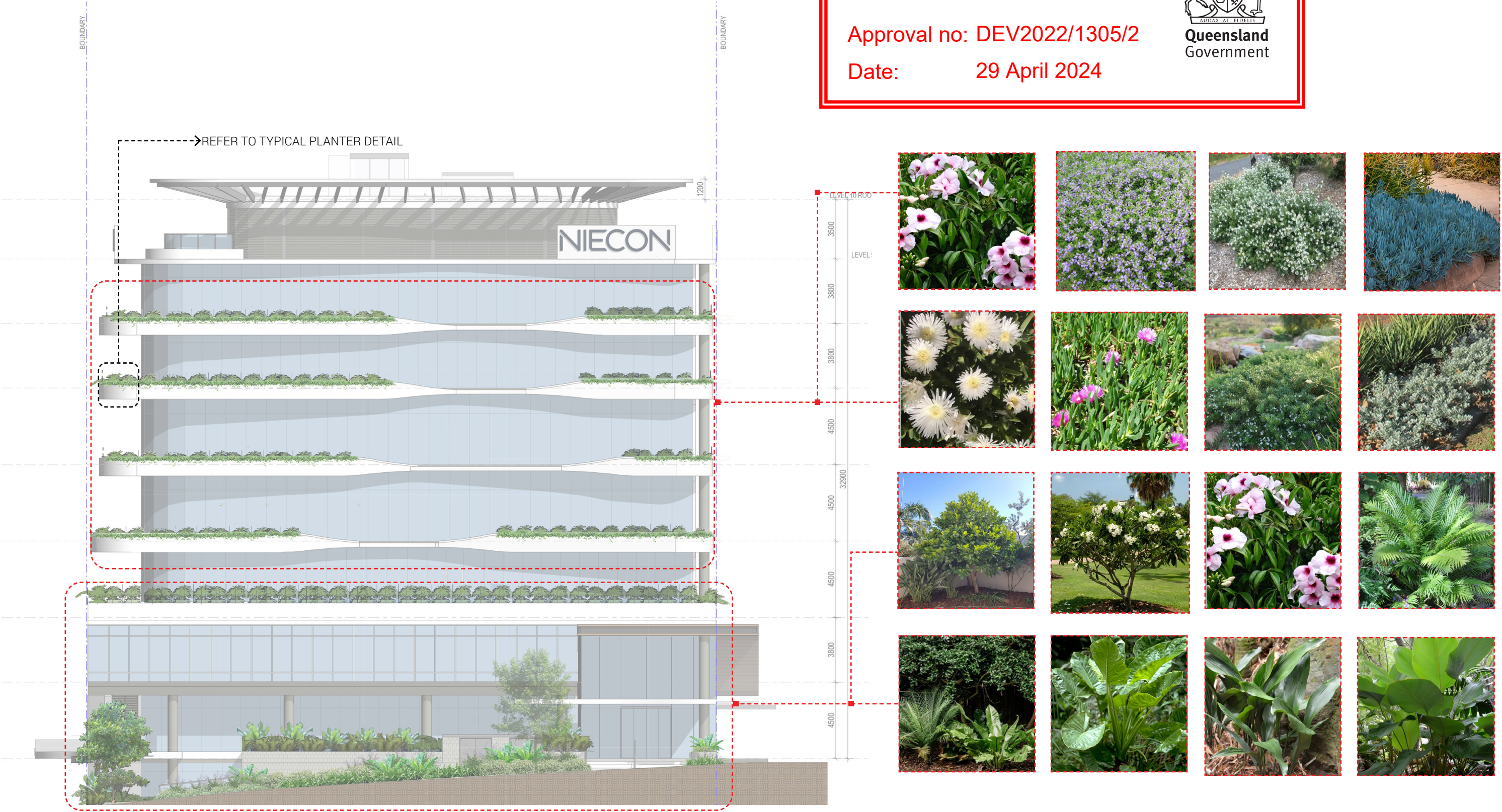
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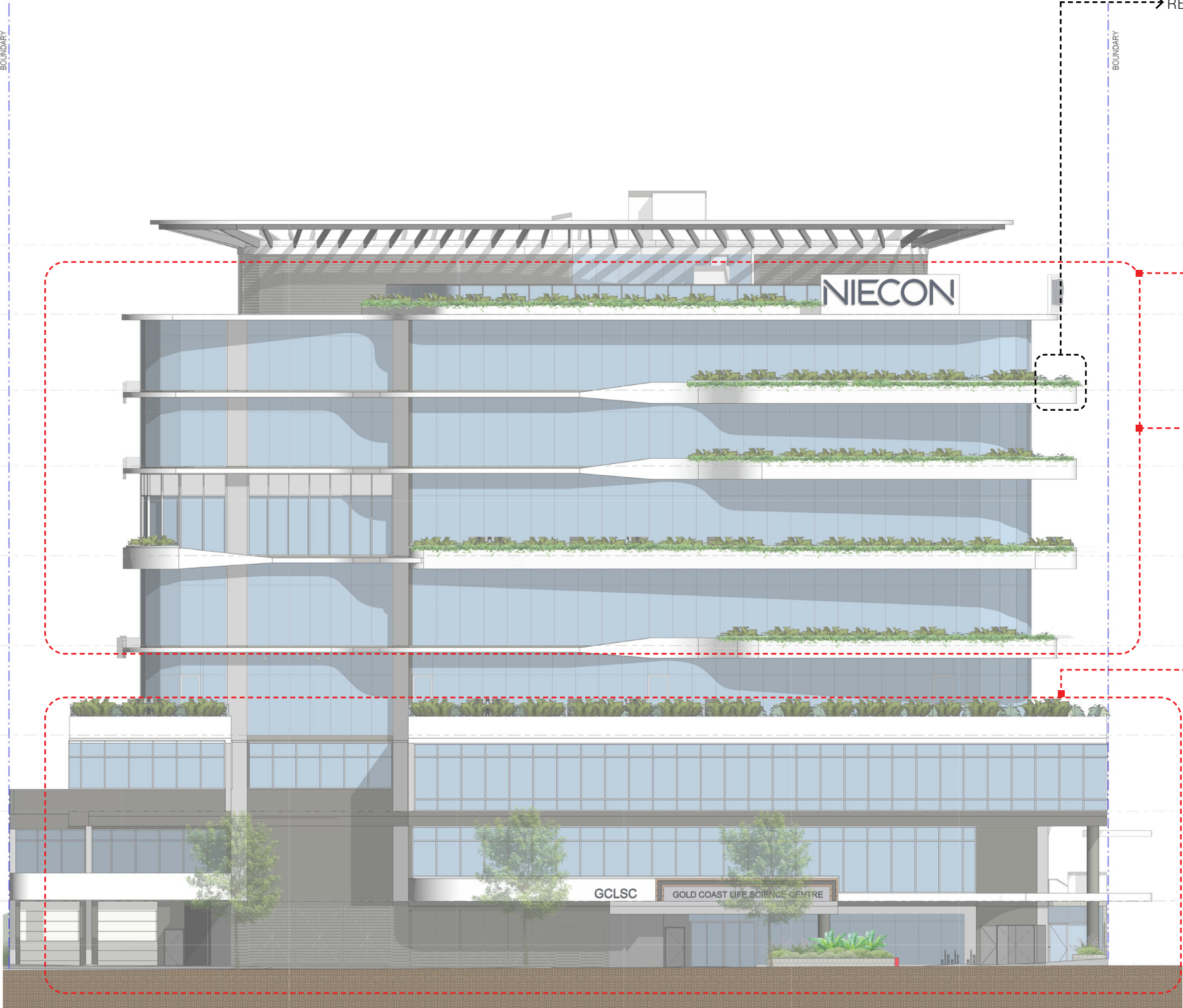


2.17 Elevation -North - Climbing / Trailing Plants

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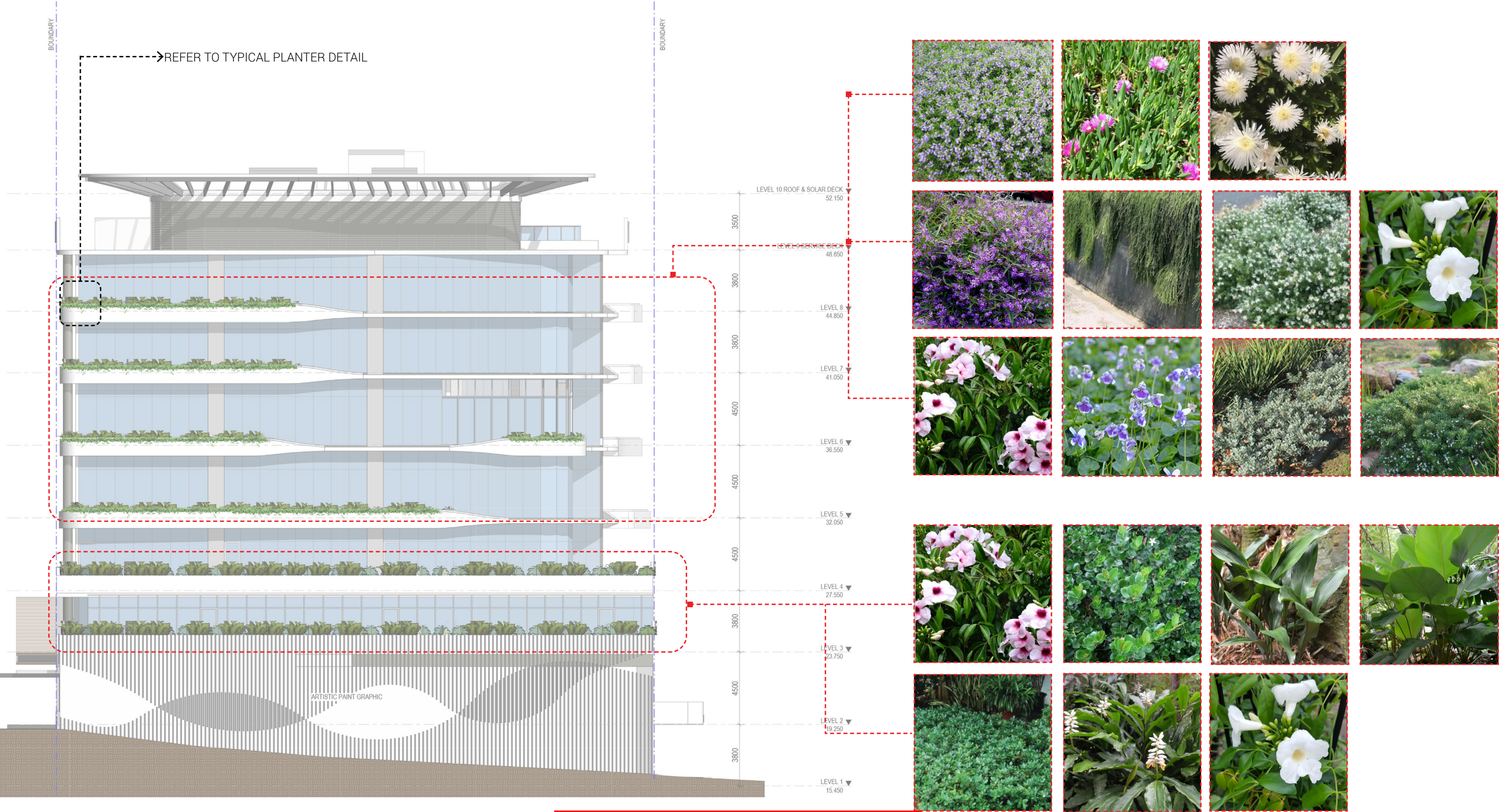


REFER TO TYPICAL PLANTER DETAIL

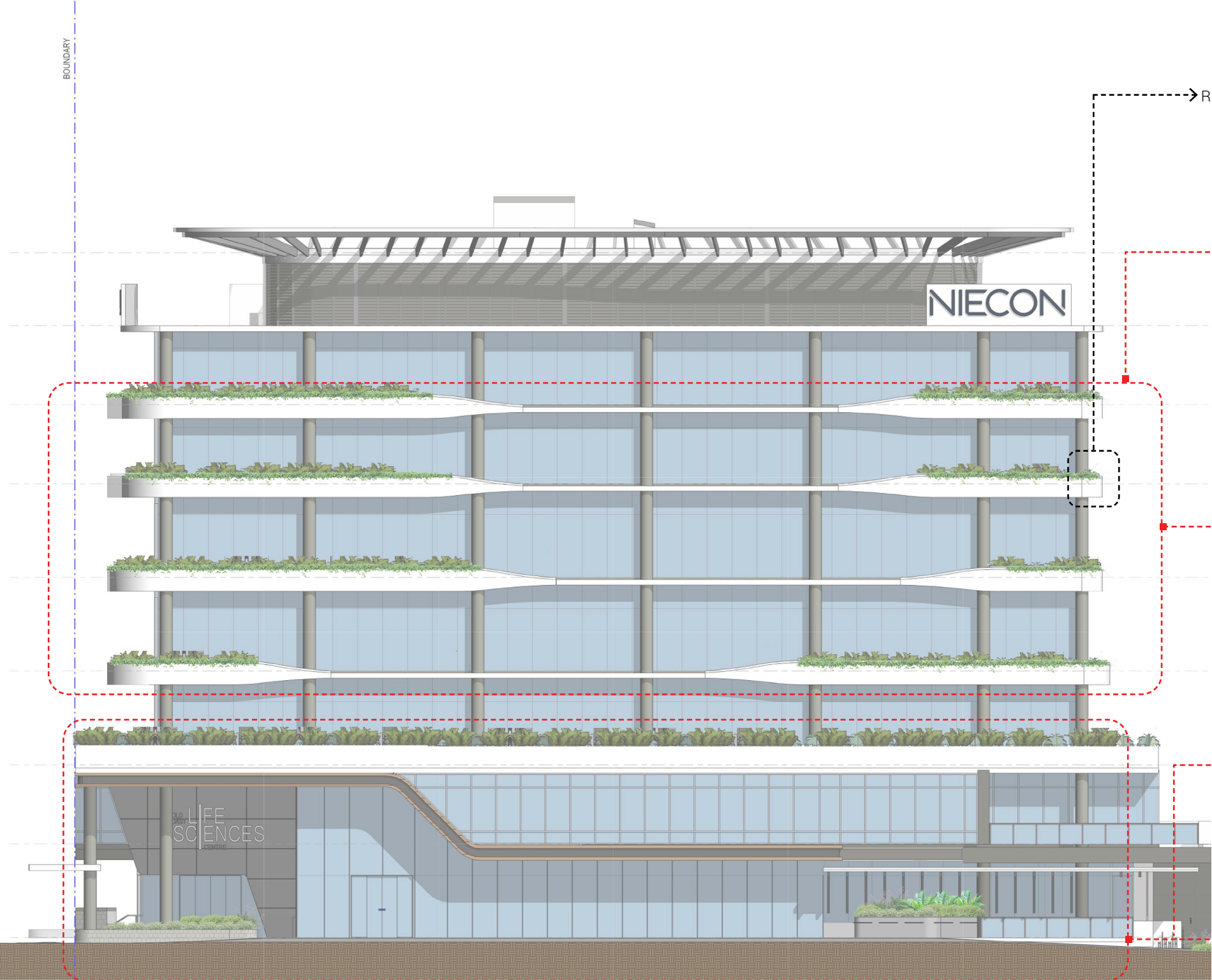


0 5 10 15M
SCALE 1:250 @ A3

2.18 Elevation -East - Climbing / Trailing Plants



2.19 Elevation -South - Climbing / Trailing Plants



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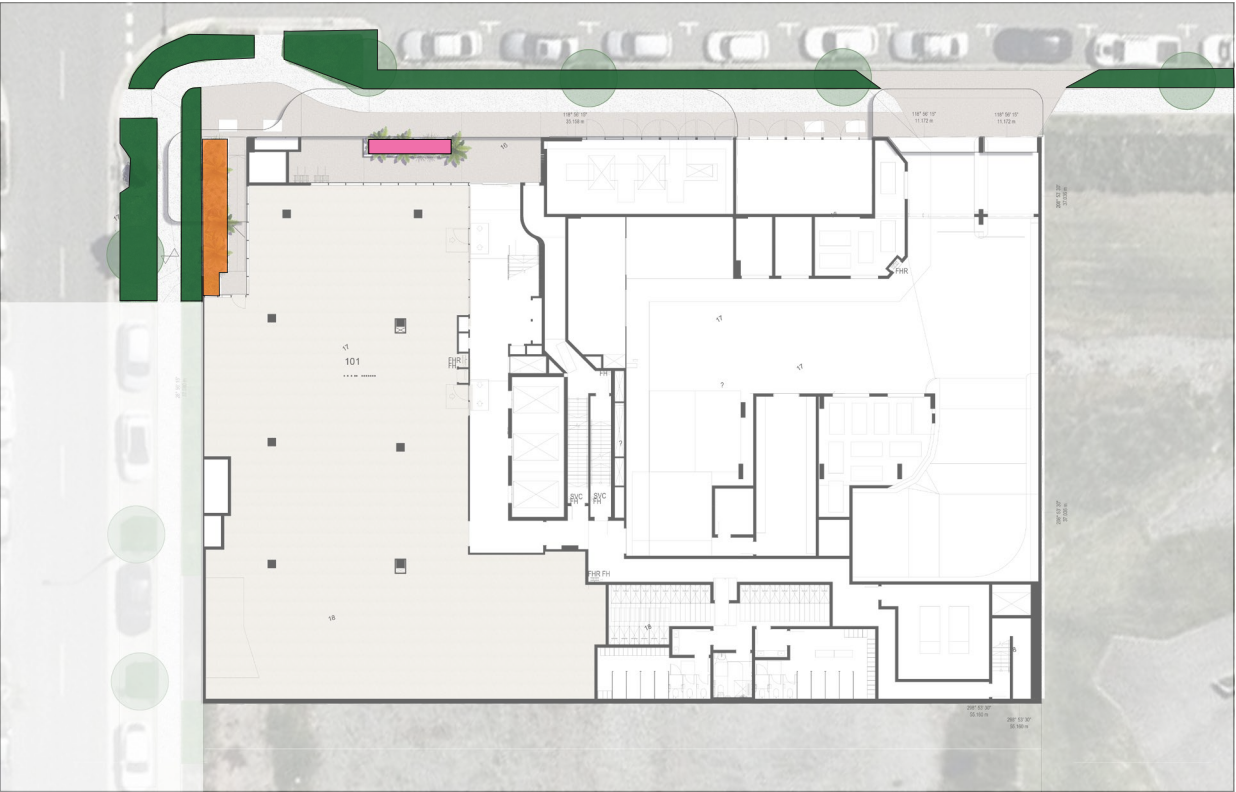
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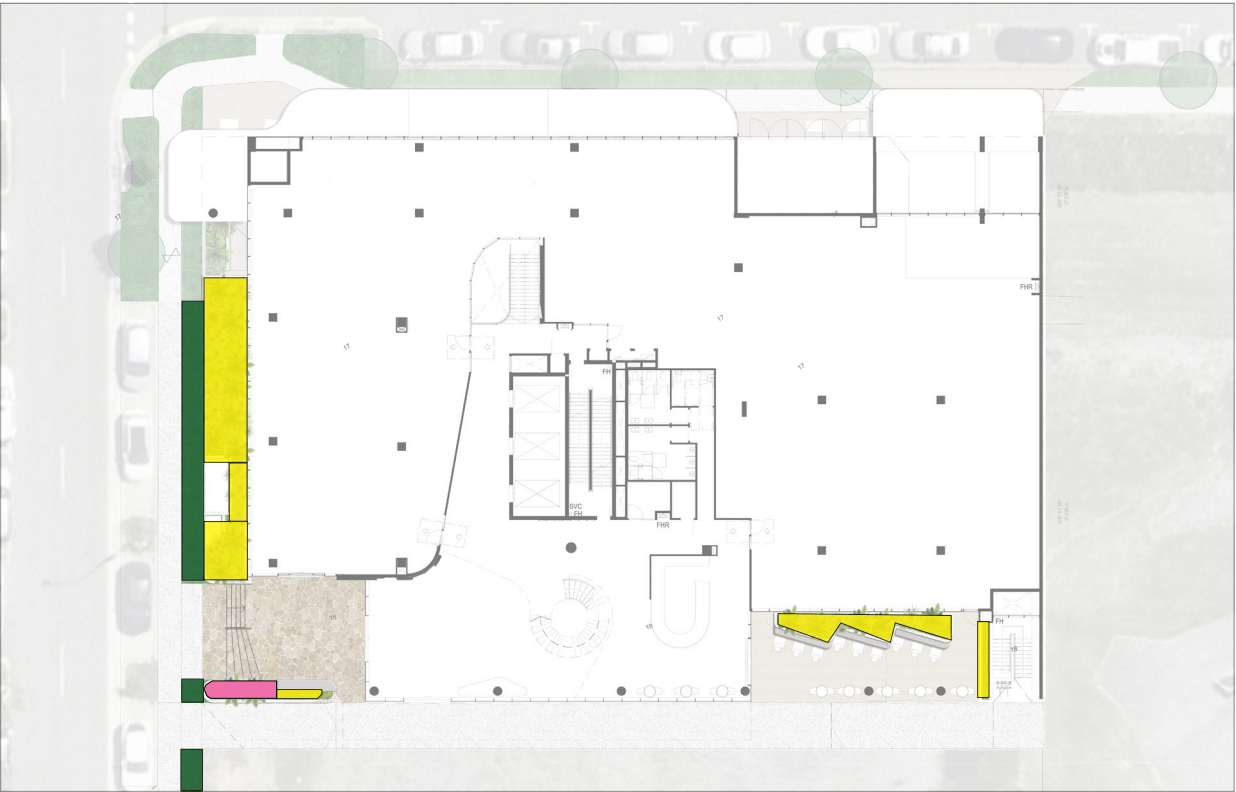
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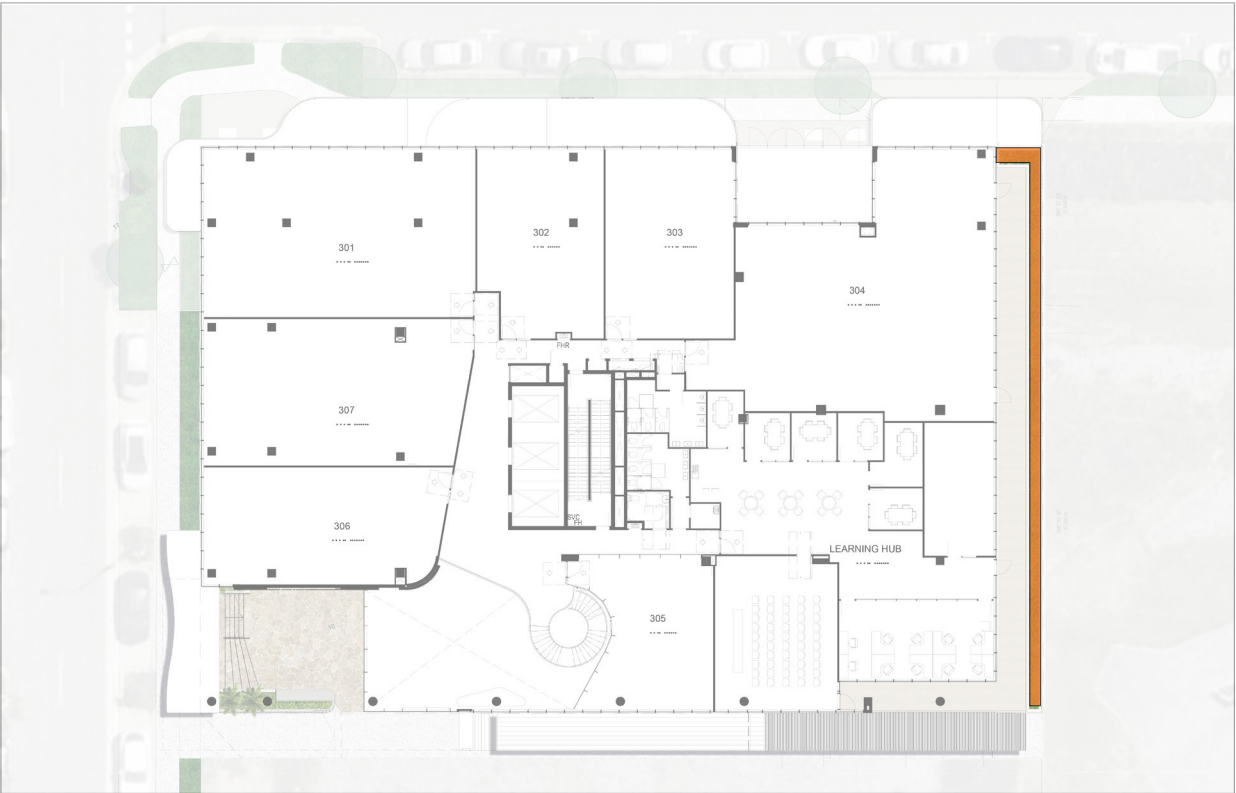
2.20 Landscape Plan - Level 1 to Level 4 - Soil Depth Analysis



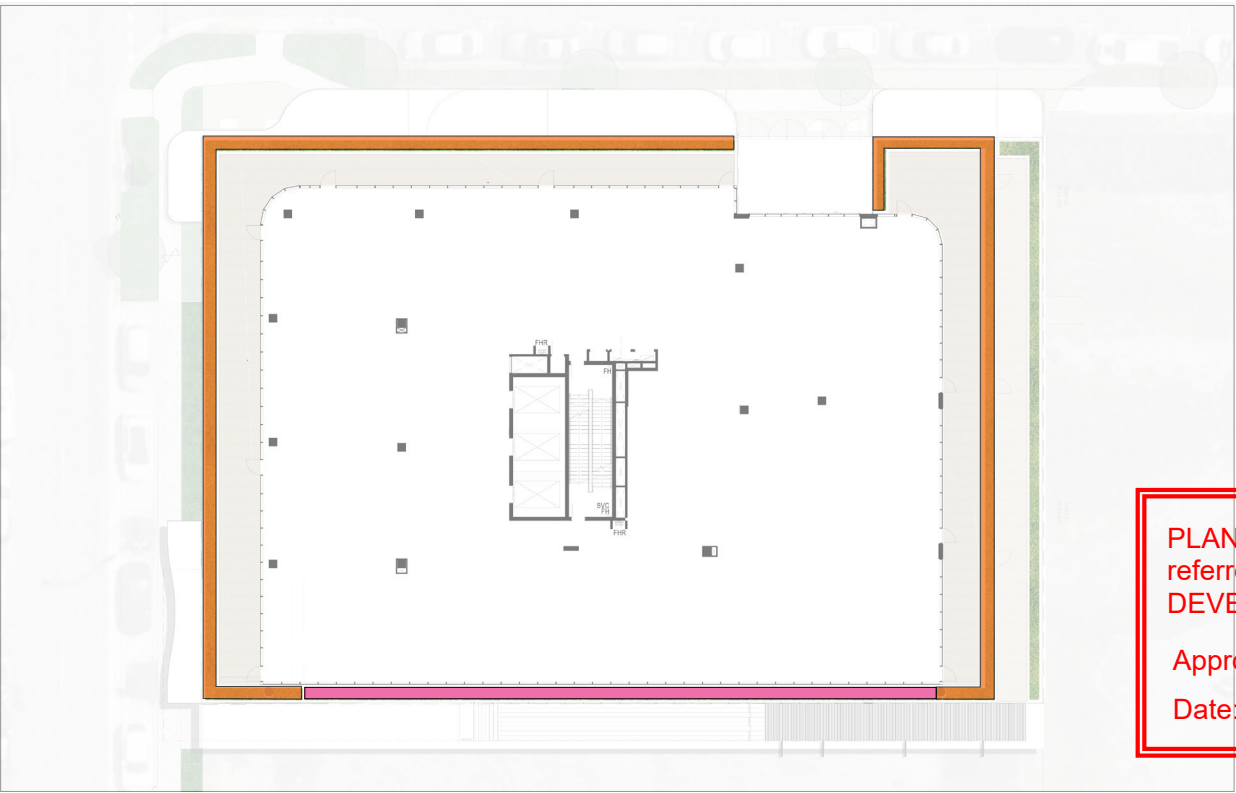
LEVEL 1 (LOWER GROUND FLOOR)



LEVEL 2 (UPPER GROUND FLOOR)



LEVEL 3



LEVEL 4

CODE	SOIL DEPTH
	PLANTING IN NATURAL GROUND (DEEP PLANTING)
	PODIUM PLANTERS 500mm
	PODIUM PLANTERS 750mm
	PODIUM PLANTERS 1000mm

NOTE: Soil depths in wider planters will be mounded to further increase soil depth.

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PODIUM SOIL PROFILE

Podium Soil Profiles will comprise of a Growing Media Layer (Horizon A) and Drainage Layer (Horizon B). Horizon A will be 300mm Deep and Horizon B will make up the remaining planter depth. Podium Planters will also incorporate min 50mm organic mulch on top and proprietary podium Drainage Cell + Geotextile, Drainage Screed and Waterproof Protection board.

IRRIGATION

An Irrigation system comprising of drippers and / or irrigation jets & misters are required to all Podium Planters. Design to future D&C Contractor.

2.20 Landscape Plan - Level 5 to Level 9 - Soil Depth Analysis

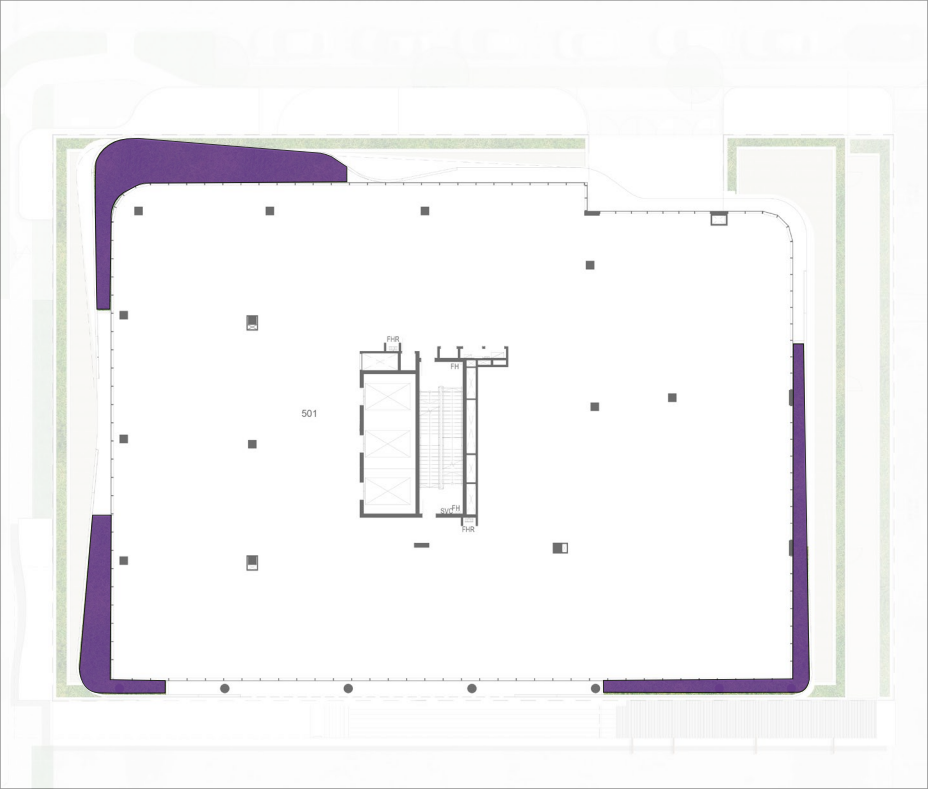
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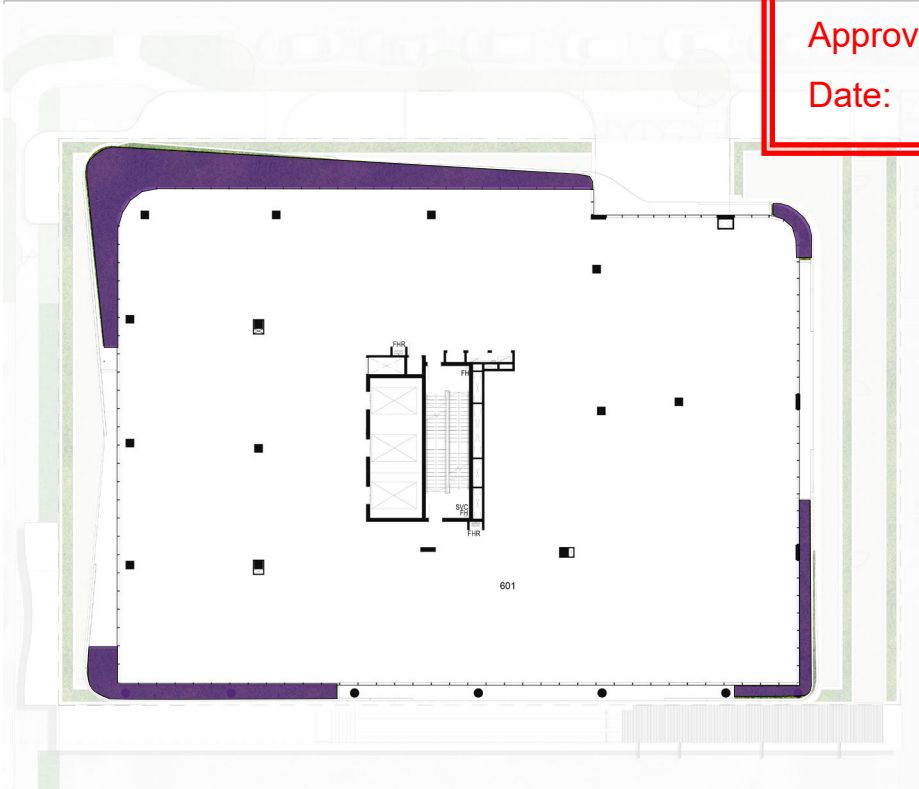

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CODE	SOIL DEPTH
	PODIUM PLANTERS 450mm

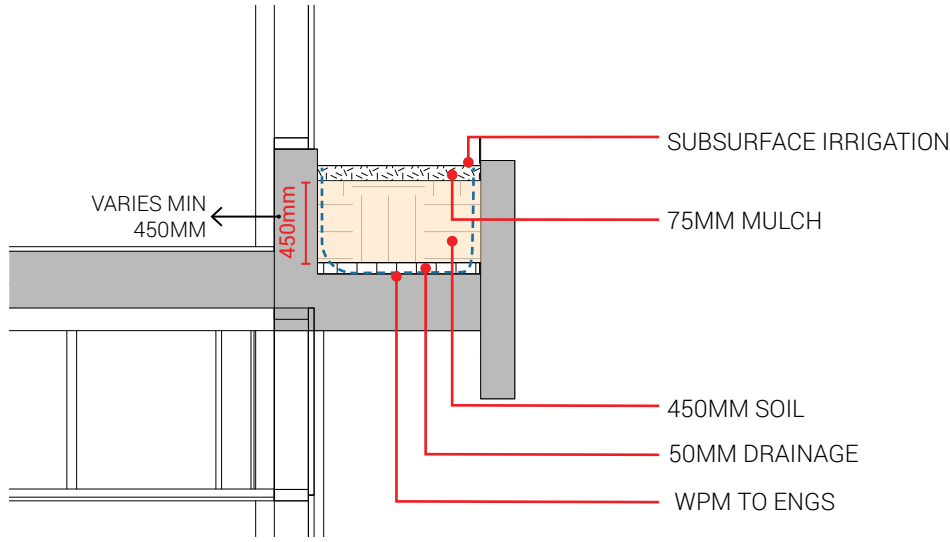
NOTE: Soil depths in wider planters
will be mounded to further increase
soil depth.



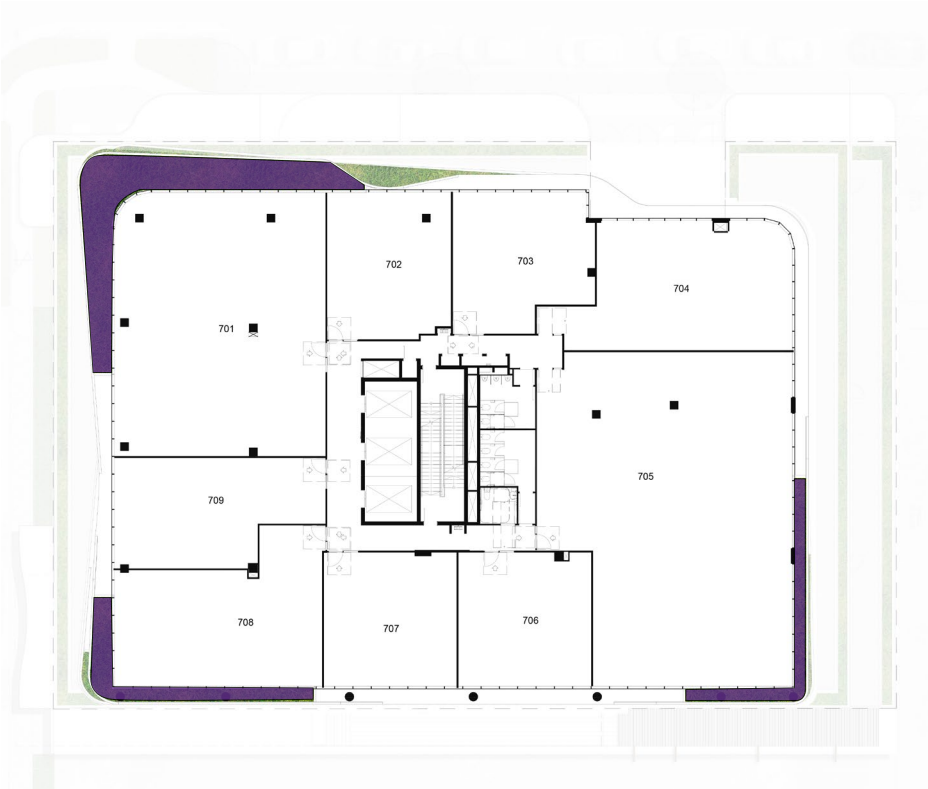
LEVEL 5



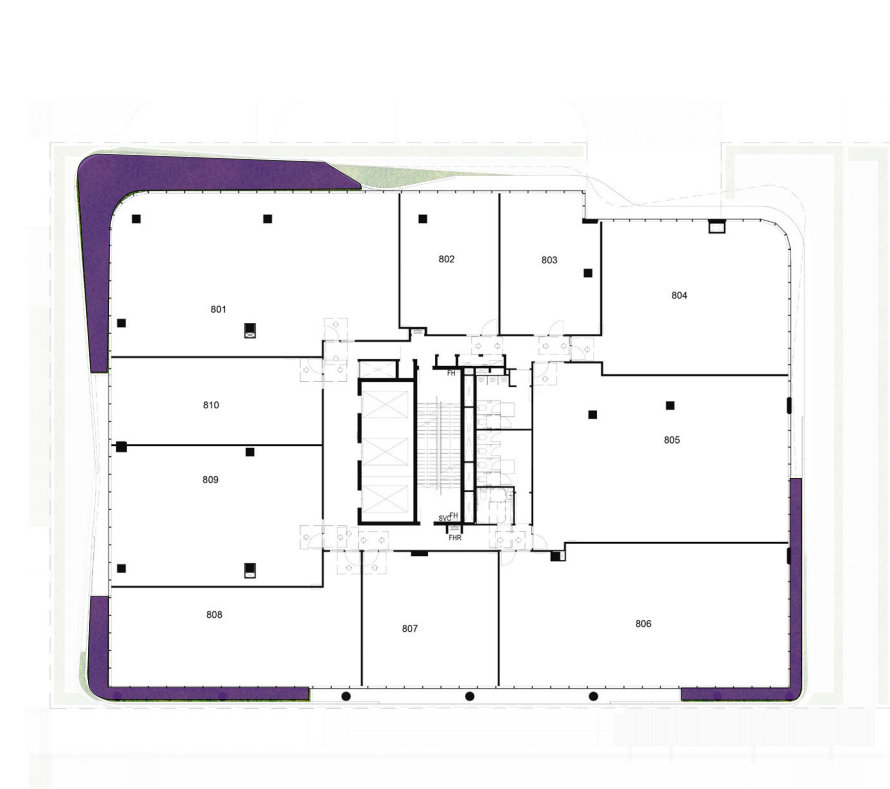
LEVEL 6



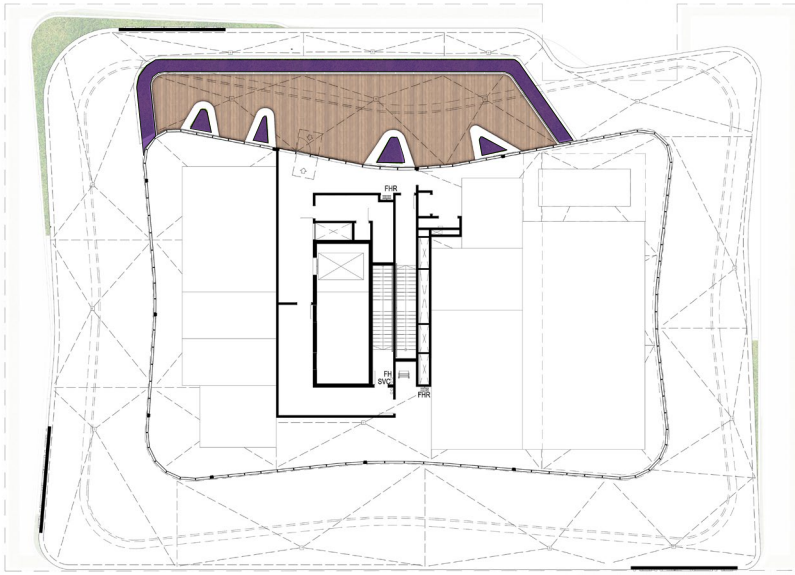
TYPICAL PLANTER



LEVEL 7



LEVEL 8



LEVEL 9

PODIUM SOIL PROFILE

Podium Soil Profiles will comprise of a Growing Media Layer (Horizon A) and Drainage Layer (Horizon B). Horizon A will be 300mm Deep and Horizon B will make up the remaining planter depth. Podium Planters will also incorporate min 50mm organic mulch on top and proprietary podium Drainage Cell + Geotextile, Drainage Screed and Waterproof Protection board.

IRRIGATION

An Irrigation system comprising of drippers and / or irrigation jets & misters are required to all Podium Planters. Design to future D&C Contractor.

03

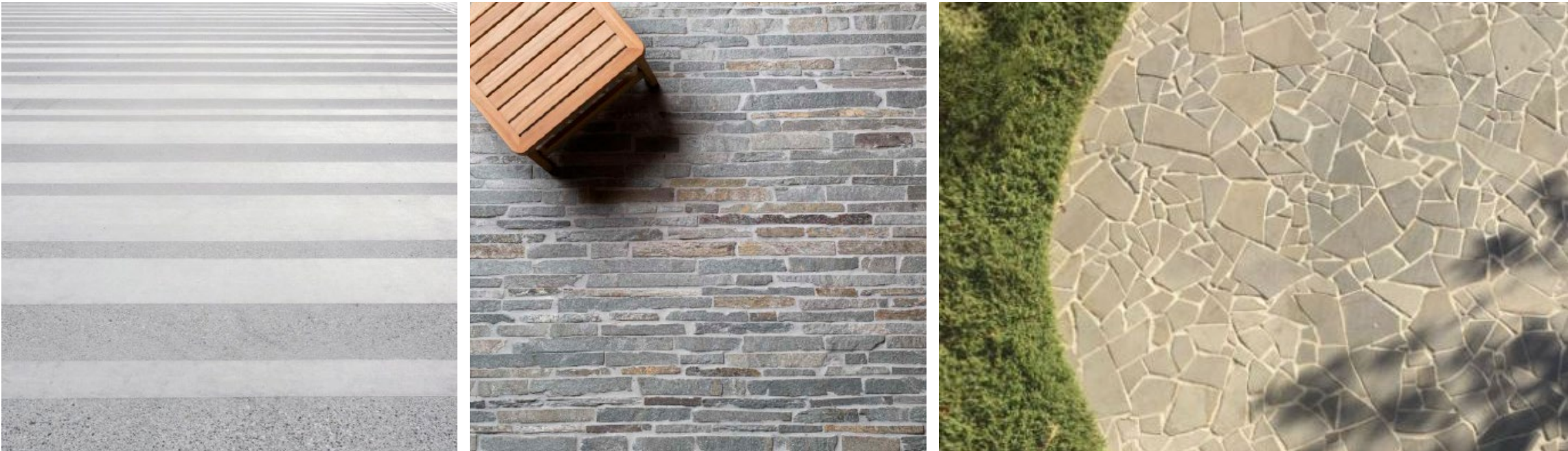
MATERIAL & PLANTING

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3.2 Planting Palette - Vines & Climbers

Botanical Name	Common Name
<i>Pandorea jasminoides</i> 'Lady Di'	Pandorea Lady Di
<i>Casuarina glauca</i> 'Cousin it'	Sheoak

VINES & HANGING PLANTS



Pandorea jasminoides 'Lady Di'
Pandorea Lady Di



Casuarina glauca 'Cousin it'
Sheoak

Botanical Name	Common Name
<i>Pandorea Jasminoides</i>	Bower Vine
<i>Cissus antarctica</i>	Boston Ivy
<i>Pyrostegia venusta</i>	Flamevine
<i>Epipremnum aureum</i>	Devils Ivy

WALL CREEPERS



Pandorea Jasminoides
Bower Vine



Cissus antarctica
Boston Ivy



Pyrostegia venusta
Flamevine



Epipremnum aureum
Devils Ivy

Botanical Name	Common Name
<i>Cyathea cooperi</i>	Soft Leaf Fern
<i>Blechnum gibbum</i> 'Silver Lady'	Silver Lady
<i>Calathea lutea</i>	Cuban Cigar
<i>Alpinia mutica</i>	False Cardomom Ginger

SHRUBS



Cyathea cooperi
Soft Leaf Fern



Blechnum gibbum 'Silver Lady'
Silver Lady



Calathea lutea
Cuban Cigar



Alpinia mutica
False Cardomom Ginger

PLANTING PHILOSOPHY

The planting philosophy aims to achieve a low-maintenance landscape with coastal sub-tropical planting style. The selected species shall fill niche roles in the landscape; enhancing the architectural intent, while screening and providing shelter.

The planting palette was developed through experience, local knowledge & review of the city of gold coast plant selection guide 2019.

NOTE:

Plant species are indicative & subject to Design Development & Preparation of Operational works (OPW) landscape documentation.

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MATERIAL & PLANTING

3.3 Planting Palette - Groundcover

Botanical Name	Common Name
<i>Carissa macrocarpa</i> 'Desert Star'	Desert Star
<i>Asplenium australasicum</i>	Birds Nest Fern
<i>Alocasia brisbanensis</i>	Cunjevio
<i>Rhaphiolepis indica</i> 'Cosmic White'	Cosmic White
<i>Carpobrotus rossii</i>	Pig face
<i>Crassula ovata</i>	Jade Plant
<i>Crassula undulata</i>	Jitters
<i>Myoporum parvifolium</i> 'Yareena'	Creeping Boobialla
<i>Ficus microcarpa</i> 'Green Island'	Green Island
<i>Senecio serpens</i>	Blue chalksticks
<i>Viola hederacea</i>	Native Violet
<i>Westringia fruticosa</i> 'Grey Box'	Dwarf Coast Rosemary
<i>Westringia fruticosa</i> 'Mundi'	Low Coast Rosemary
<i>Hardenbergia violacea</i> 'Meema'	Meema Vine Lilac

GROUNDCOVER

A dense, rounded shrub with thick, green, oval-shaped leaves and small white flowers.

Carissa macrocarpa 'Desert Star'
Desert Star

A fern with large, heart-shaped, dark green leaves growing from a central point.

Asplenium australasicum
Birds Nest Fern

A plant with large, deeply lobed, dark green leaves.

Alocasia brisbanensis
Cunjevio

A large, bushy shrub with many small, white, five-petaled flowers.

Rhaphiolepis indica 'Cosmic White'
Cosmic White

A groundcover with thick, green, succulent-like leaves and bright pink flowers.

Carpobrotus rossii
Pig face

A succulent with thick, rounded, green leaves.

Crassula ovata
Jade Plant

A succulent with thick, wavy-edged, green leaves.

Crassula undulata
Jitters

A low-growing, dense shrub with small, green leaves and tiny white flowers.

Myoporum parvifolium 'Yareena'
Creeping Boobialla

A dense, rounded shrub with small, green, oval leaves.

Ficus microcarpa 'Green Island'
Green Island

A groundcover with small, green, succulent-like leaves and blue flowers.

Senecio serpens
Blue chalksticks

A plant with small, green, heart-shaped leaves and purple flowers.

Viola hederacea
Native Violet

A dense, rounded shrub with small, green, needle-like leaves.

Westringia fruticosa 'Grey Box'
Dwarf Coast Rosemary

A dense, rounded shrub with small, green, needle-like leaves and white flowers.

Westringia fruticosa 'Mundi'
Low Coast Rosemary

A climbing plant with many small, purple flowers.

Hardenbergia violacea 'Meema'
Meema Vine Lilac

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2022/1305/2

Date: 29 April 2024



PLANTING PHILOSOPHY

The planting philosophy aims to achieve a low-maintenance landscape with coastal sub-tropical planting style. The selected species shall fill niche roles in the landscape; enhancing the architectural intent, while screening and providing shelter.

The planting palette was developed through experience, local knowledge & review of the city of gold coast plant selection guide 2019.

NOTE:

Plant species are indicative & subject to Design Development & Preparation of Operational works (OPW) landscape documentation.

MATERIAL & PLANTING

3.4 Planting Palette - Groundcover

Botanical Name	Common Name	GROUND COVER
<i>Dianella caerulea</i> 'Little Jess'	Flax Lily	
<i>Dianella caerulea</i> 'Lucia'	Flax Lily	
<i>Scaevola humilis</i> 'Purple Fusion'	Scaevola	
<i>Grevillea hybrid</i> 'Royal Rambler'	Grevillea	
<i>Grevillea juniperina</i>	Gold Cluster	
<i>Grevillea rhyolitica</i> x <i>juniperina</i>	Cherry Cluster Grevillea	
<i>Eremophila glabra</i>	Blue Horizon	
<i>Zoysia tenuifolia</i>	Korean Grass	
<i>Aspidistra elatior</i>	Cast Iron Plant	
<i>Molinieria capitulata</i>	Palm Grass	
<i>Carpobrotus glaucescens</i>	White Hot	



Dianella caerulea 'Little Jess'
Flax Lily



Dianella caerulea 'Lucia'
Flax Lily



Scaevola humilis 'Puple Fusion'
Scaevola



Grevillea hybrid 'Royal Rambler'
Grevillea



Grevillea juniperina
Gold Cluster



Grevillea rhyolitica x *juniperina*
Cherry Cluster Grevillea



Eremophila glabra
Blue Horizon



Zoysia tenuifolia
Korean Grass



Aspidistra elatior
Cast Iron Plant



Molinieria capitulata
Palm Grass

Low Growing Groundcovers	< 200mm
<i>Pandorea jasminoides</i> 'Lady Di'	✓
<i>Casuarina glauca</i> 'Cousin it'	✓
<i>Pandorea Jasminoides</i>	✓
<i>Carpobrotus rossii</i>	✓
<i>Myoporum parvifolium</i> 'Yareena'	✓
<i>Viola hederacea</i>	✓
<i>Scaevola humilis</i> 'Purple Fusion'	✓
<i>Grevillea hybrid</i> 'Royal Rambler'	✓
<i>Eremophila glabra</i> 'Blue Horizon'	✓



Carpobrotus glaucescens
White Hot

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Queensland
Government

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